

Debbie Beadle

From: Lyman Howard
Sent: Monday, April 29, 2013 5:11 PM
To: Chris Mefford (cmefford@communityattributes.com); Bryan Lobel (Bryan.Lobel@communityattributes.com)
Cc: Debbie Beadle; Kamuron Gurol; Joseph Guinasso; Laura Philpot
Subject: FW: Spending in Sammamish

Input from a citizen on our "economics."

Lyman Howard
Deputy City Manager
City of Sammamish
801 - 228th Avenue SE
Sammamish, WA 98075
Phone - 425-295-0552
Fax - 425-295-0600
lhoward@ci.sammamish.wa.us
Please don't print this e-mail unless you really need to. Reduce, Reuse, Recycle.

From: Kamuron Gurol
Sent: Monday, April 29, 2013 4:52 PM
To: Lyman Howard
Subject: FW: Spending in Sammamish

Perhaps some citizen input to the EDSP

From: Don Gerend
Sent: Monday, April 29, 2013 7:25 AM
To: Jeff Denton
Cc: Ben Yazici; Kamuron Gurol; Tom Odell; Ramiro Valderrama-Aramayo
Subject: RE: Spending in Sammamish

Jeff,

Thanks for your thoughts about life in Sammamish. Most of what you have said I couldn't agree more with. Regarding new development, however, that is determined by both market forces and by State, Regional and local land use planning. Sammamish is inside the Growth Management Boundary and gets assigned (by negotiation amongst all the cities and counties) both housing targets and jobs targets. Sammamish feels that an enhanced density in the Town Center helps to meet those targets.

Indeed, it is sad to see the local Mom and Pops suffer; my family moved up here in 1979 when Sadler's Country Store was the only retail establishment up here, and it was the poster child for a local establishment; what a delight it was. Perhaps Congress can help the Main Street businesses by passing the Marketplace Fairness Act which forces internet sellers (the larger ones) to collect the sales taxes owed by purchasers. This will help to balance the playing field.

Best regards,

Don Gerend, Councilmember
City of Sammamish

From: Jeff Denton [sammamish@frontier.com]

Sent: Monday, April 29, 2013 5:56 AM

To: samrev@isspress.com

Cc: City Council

Subject: Spending in Sammamish

I live and work in Sammamish and see firsthand how much of a ghost town the plateau becomes mid-day Monday thru Friday. There is no reason to come to Sammamish to shop now and probably never will be. Regency has a huge monopoly on all the retail property at both "The Highlands" and at Pine Lake and it appears they started a major push to run most every small shop owner without deep pockets out of town with their greedy ways. It's obvious they want big box so that's what Sammamish will be left with. Look at the new architecture of the Petco. I imagine they want to continue that theme throughout the now less than attractive shopping center. Even though it is a great improvement in a curb appeal kind of way, who is actually going to pay for those transformations? I would suspect the shops will when they renew their next lease. What does that do to small shop owners, it drives them out and allows for large chains to replace them.

I'm sure BECU which is a highly family important local credit union is gone because of lease issues and that spot still sits vacant. They have run Ace, the most useable family friendly store ever in Sammamish out of town so they can get more more more. They bring in Petco which are a dime a dozen only to have our friendly small pet store leave town and I'm sure Petco's overwhelming appearance is going to hurt the wonderful people at locally owned Fur Affair. I sure hope their committed dedication to grooming our pets can hold on because they truly are a first class act. They ran a very affordable family friendly Mexican restaurant away for big box and what other spaces will be affected with Trader Joes footprint.

It's a good thing Plateau Motors occupies a privately owned island amongst Regency property because I'm sure "auto repair" is not on Sammamish's top types of business models they have in mind for their stuffy plan. Like it or not, locally private owned businesses such as Plateau Motors offer a great deal to any community and are important to every family since we all have cars.

Regency is kind of like the commercial property mafia, they take take take and when you don't do what they like, they kick you to the curb with no regret. They could care less about Sammamish as a community or whatever some expensive consultant tells the city planners. Their goal is to make as much money as possible and since they own the majority of commercial real estate here, they call the shots.

Sure, you could build a Town Center that for the moment Regency would hopefully have no control over but what is that really going to solve? What you'll end up with is empty space or struggling small shops with high turnover and ultimately a whole bunch of empty retail space. Add to that more housing, more traffic, more congestion and then more issues to deal with.

And quite honestly, due to the high cost of living I'm probably like most the other people in this day and age. I do much of my shopping on line where I can get the most for my money and when I do shop at stores it's typically not at some quaint shop with the higher prices they have to charge to survive. Other than a hardware store, I think it's pretty safe to say we flat out don't need more retail.

Besides, what exactly is it Sammamish wants to accomplish? Is it to have 228th another Gilman Blvd, or a 320th in Federal Way, an attractive 196th in Lynnwood, an outlet mall or maybe a North Aurora? Why not just leave Sammamish alone. We'll never have a cute little downtown like Kirkland nor do we have any real attractions to bring outsiders in so why not just let it be and leave it alone. The rural

nature of it is disappearing quickly enough with cookie cutter developments stripping the landscape. Regardless if they are million dollar or six hundred thousand dollar boxes occupying 90% of each lot, these "neighborhoods" are ugly as sin. The talk is this is a family community where kids are raised but where are the kids? When I do see them they're generally in the street with parents keeping a close eye out for potential danger lurking from behind the neighbors manicured shrubs.

But those same parents speed through my 1980's affordable housing neighborhood but panic when I drive down their fancy tree lined street landscaped with their orange cones and slow signs placed strategically in the center of the road. What, it's ok to run over my kids but don't dare startle my child in the middle of a public road? I commute by bike every day and I could have been in the hospital time and time again had I not been riding defensively to avoid those of you that are in such a hurry you show no respect to bike riders. I sure hope none of your kids ever receive the same disrespect riding their bikes as I have seen from you on the Plateau. And I also hope you teach them to ride and then drive better than you do yourself.

I have lived on the Eastside my entire life and here in Sammamish for 10 years. When I moved here in 2003 it was so much nicer. There were farms and farm animals, country style roads and forests which all added up to more peace and quiet. There was much less traffic, no city government and a lower cost of living. I still love living and working here and have no plans to leave, I just don't want Sammamish to continue to try and be something it isn't because we all pretty know that never works.

Jeff Denton